



# Hockley Valley Estate

**Price: \$3,750,000.00**

## Hockley Valley Estate

A peaceful country estate established with 3 houses surrounding two clear ponds, mature woodlands with hiking trails and extensive Nottawasaga River frontage. A retreat close to the city in the heart of the serene Hockley Valley. This 88 acre property has it all! Income from solar panels, inviting swimming beach, extensive trails, significant river & ponds plus all buildings are in immaculate condition. There is also the potential to create an additional building lot on the south side of the Nottawasaga River! Included in the sale is an extensive list of equipment.

### The Main House

Situated to overlook the main pond and beach is a light-filled 4 bedroom, 4 bathroom walk-out bungalow.

**Presented by**

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Bathrooms : 6  
 Bedrooms : 6

## Living Room

The main living room with its cathedral beamed ceiling & fieldstone fireplace is impressive. The classic fieldstone fireplace is positioned at the west end of the room and divides the living room from the dining room. The living room has custom inlaid hardwood floors and a direct walk-out to the deck which spans the entire length of the home.

## Kitchen

The renovated country kitchen has granite counters, double ovens, and a large centre island with additional sink and breakfast bar. This large well-designed kitchen has a soaring panelled ceiling with skylights and overlooks the gardens, waterfall and stream.

## Dining Room

The dining room can accommodate large gatherings of friends and family. The positioning of the dining room is ideal between the kitchen, the living room and the main deck. The kitchen has a cathedral ceiling and a floor-to-ceiling fieldstone raised fireplace for added ambience. The inlaid hardwood floors continue into the dining room from the living room.

## Master Suite

The master suite has a fully renovated 6-piece en suite bath with deep claw foot tub, an over-sized shower and heated floors. The master suite has direct access onto the main deck and enjoys peaceful views over the pond and property. The master suite has ample closet space and similar to the principal rooms of the home, the master bedroom has cathedral ceilings and in-laid hardwood floors.

## Office/ Family Room

At the east end of the home is a large home office with built-in bookcases and a large seating area and workstation. This room has also been used as an additional family room, if desired. The home office has direct access to the main deck and has lovely views over the natural surroundings.

## The Loft Bedrooms

On the main level of the home are two large bedrooms with their own lofts and private bathrooms. One of these bedrooms is set up with bunk beds for enjoyment of young visitors. This bedroom can easily sleep 5 children and there is an en suite bathroom. The other loft bedroom has a kig-sized bed and sleeping loft for children. This bedroom also has a renovated en suite bathroom.

## The Lower Level

The walk-out lower level has a television room with fireplace, billiard room, games room with heated floors, bedroom, renovated bathroom with heated floors, 2<sup>nd</sup> kitchen and utility rooms. This bright lower level has multiple walk-out to the grounds and is well designed for entertaining. The lower level nanny suite floors and bathroom are heated.

## The Guest House

The two-storey guest house is linked to the main house via a covered stone walk-way. The guest house has 2 bedrooms, kitchen, dining and living space plus a renovated bathroom and second storey deck with lovely views over the pond. The guest house also has a 3-car garage.

## The Log House

On the south side of the pond is a restored 2 bedroom, 1 bathroom log home. This charming home has been remodelled in 2013 with upgraded windows, new chinking, new insulation and a new fireplace insert and flooring. Alongside the log house are two detached garage buildings which provide additional storage space for equipment or cars.

## The Ponds

These clear ponds are superb. The main pond has a swimming beach, new dock and swimming platform. The water is well aerated and refreshed from three sources: (1) water pumped from the Nottawasaga River, (2) water naturally aerated by the waterfall/stream at west end of the home and (3) steady water flow from the smaller pond.

## The Solar Contract

Discreetly placed out of view from the main house is the solar array which generates significant income for the property (approximately \$10,000/year). This solar contract has approximately 8 years remaining.

## Additional Information

- Annual taxes: \$8,314 (based on 2020 interim taxes)
- 53 acres qualify for the Conservation Land Tax Incentive Program (low taxes!)
- 2 drilled wells. One at main house and one at cabin.
- 3-car garage at main house plus an additional 3-car garage spaces by cabin
- Main house back-up generator powers key elements in event of power outage
- Main house and guest house roofs replaced 2018
- Leaf guards for main house roof
- 3 electric metres for property
- Permit to draw water from Nottawasaga River (expiration 2027)
- Extensive list of equipment is included in the sale (see attachment)
- Lovely gardens and stream/waterfall
- Hot tub
- Extensive trail network throughout the property and to the river
- Potential severance may be available
- Survey available by B.J. Stassen Limited, OLS
- 88.79 acres as per Tax Bill
- Nottawasaga River frontage (both banks)